

**16 Malua Crescent, Mill Park, Vic 3082**

**LOVE & CO**

**House For Sale**

Tuesday, 25 June 2024

**16 Malua Crescent, Mill Park, Vic 3082**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 621 m2**

**Type: House**



John Gioftsidis  
0394044955



Jim Vasiliou  
0394044955

**Auction: Sat 20th July @ 10.30am**

Surrounded by established parks and central to excellent local schools, major arterials, bus and tram transport, The Stables Shopping Centre, DFO Uni Hill and RMIT University, take a step in the right direction and raise your family in a sought-after locale with this fantastic single-level four-bedroom home. Its desirable position at the entrance of a quiet court presents the ideal environment in which to raise a young family, while the presence of dual living areas (open-plan living plus formal lounge/dining area on entry) delivers enhanced everyday family functionality and practicality. A centrally-appointed kitchen is equipped with roomy benchtops, stainless steel appliances and excellent storage options, while the luxury of two outdoor areas (one being a huge undercover alfresco) offers greater flexibility when entertaining on a small or large scale! Carpeted flooring provides an extra layer of comfort to all four bedrooms (ensuite to main); bright family bathroom, split-system cooling, ducted heating, fully-paved backyard with low-maintenance landscaped gardens, alarm and a double lock-up garage with drive-through access into the backyard adds further appeal to this smart family upgrade.